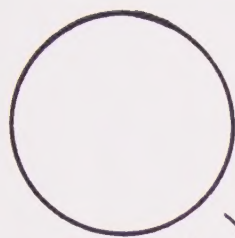


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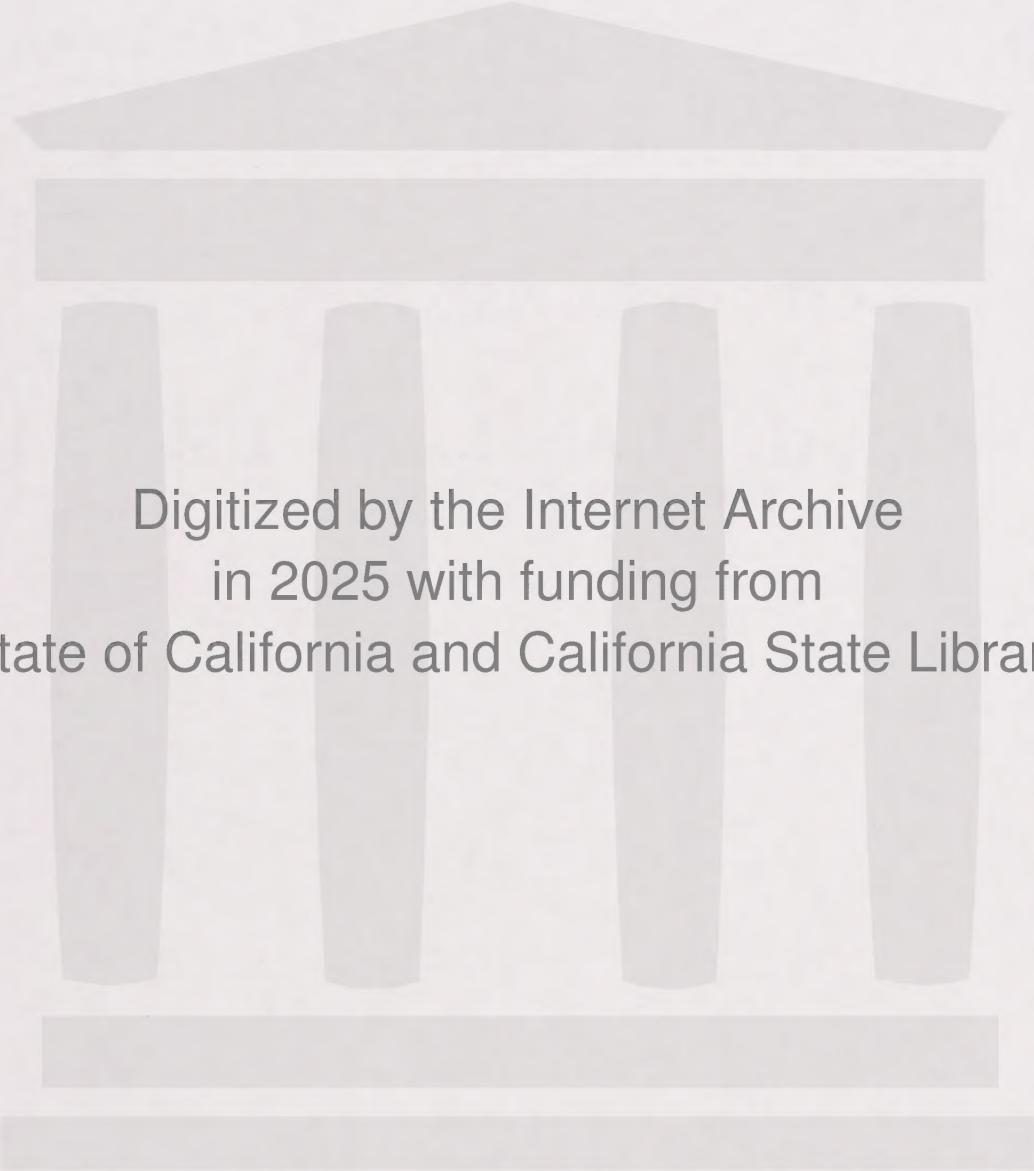
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UNIVERSITY OF CALIFORNIA

CITY OF LA PUENTE

**GENERAL PLAN LAND USE
ELEMENT**

February 1988



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RESOLUTION NO. 3084

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA PUENTE SETTING FORTH FINDINGS OF FACT AND
DECISION RELATIVE TO GENERAL PLAN AMENDMENT
NO. 14-87

WHEREAS, the Planning Commission after careful study, review, and examination, and after holding the the required public hearings, has recommended that the City Council adopt an amendment to the General Plan revising the Land Use Element in accordance with Government Code Section 65358 (a); and

WHEREAS, the City Council has considered the environmental impact information relative to this project; and

WHEREAS, the City Council is required to review and make decisions on matters relating to the General Plan.

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY RESOLVE, DETERMINE, AND ADJUDGE AS FOLLOWS:

SECTION 1. The City Council determines that this proposed project will not have a significant adverse impact on the environment because of mitigating measures imposed in EIR 356 have been incorporated in this proposed Land Use Element.

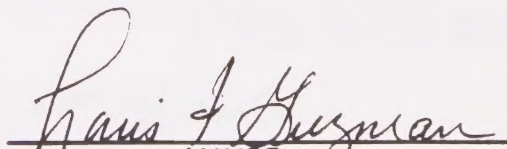
SECTION 2. The City Council determines that the Land Use Element dated February, 1988, has been prepared in accordance with the State guidelines, and that it will promote the health, safety and general welfare and has been prepared in accordance with Government Code Section 65358 (a).

SECTION 3. The City Council hereby endorses Planning Commission Resolution No.1014.

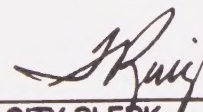
SECTION 4. The City Council hereby adopts the Land Use Element of the Comprehensive General Plan dated February, 1988, incorporated herein and attached hereto.

PASSED AND ADOPTED this 26th day of April, 1988.

AYES:	COUNCILMEN:	<i>Alderete, Ragland, Guzman, Palacio, Storing</i>
NOES:	COUNCILMEN:	<i>None</i>
ABSENT:	COUNCILMEN:	<i>None</i>


MAYOR

ATTEST:


CITY CLERK

RESOLUTION NO 1014

A RESOLUTION OF THE PLANNING COMMISSION
OF THE CITY OF LA PUENTE SETTING FORTH
FINDINGS AND RECOMMENDATIONS RELATIVE TO
GENERAL PLAN AMENDMENT NO. GPA-14-87

WHEREAS, the Planning Commission has considered an amendment to the General Plan to revise the Land Use Element in accordance with Government Code Section 65358(a); and

WHEREAS, the Planning Commission has reviewed Master Environmental Impact Report No. 356 (EIR-356) relative to this project

WHEREAS, the City Council has certified EIR-356 as adequate on May 12, 1987; and

WHEREAS, the Planning Commission has caused notices to be published and circulated, and has held its public hearing pursuant to Government code Section 65090 et seq; and

WHEREAS, the Planning Commission is required to periodically review the General Plan and announce its findings and recommendations.

NOW, THEREFORE, THE PLANNING COMMISSION DOES FIND, DETERMINE, AND RECOMMEND AS FOLLOWS:

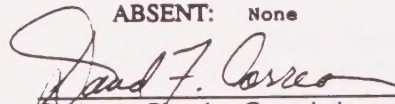
SECTION 1: The Planning Commission determines that this proposed project will not have a significant adverse impact on the environment because of mitigating measures imposed in EIR-356, have been incorporated in the proposed Land Use Element.

SECTION 2: The Planning Commission determines that the Land Use Element dated February, 1988 has been prepared in accordance with the State guidelines, and that it will promote the health, safety and general welfare.

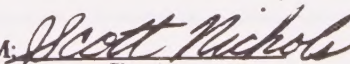
SECTION 3: The Planning Commission hereby recommends that the City Council amend the General Plan by adopting a Land Use Element dated February, 1988.

PASSED AND ADOPTED this 1st day of March, 1988.

AYES: Osborn, Dahlitz, Correa, Reible, Castner
NOES: None
ABSENT: None


Chairman, Planning Commission


Secretary, Planning Commission

APPROVED AS TO FORM: 
City Attorney

CITY OF LA PUENTE

CITY COUNCIL

Louis F. Guzman, Mayor
Charles H. Storing, Mayor Pro Tempore
Joe V. Alderete
Francis M. Palacio
Max E. Ragland

PLANNING COMMISSION

David F. Correa, Chairman
Ralph D. Osborn, Vice-Chairman
Edward Castner
Paul C. Dahlitz
Margaret Reible

CITY MANAGER/CITY CLERK

Frank Ruiz

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Lois Pearce, Planning Secretary

CONSULTANT

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Tustin, CA 91680

TABLE OF CONTENTS

	<u>PAGE</u>
Introduction.....	1
Land Use Element Update.....	2
Background.....	2
Findings and Conclusions.....	4
Opportunities.....	7
Land Use Development Policies.....	8
Land Use Plan Map.....	13
Land Use Descriptions.....	13
Building Intensity/Population Density.....	15
Internal Consistency.....	17
Appendix.....	18

LIST OF TABLES/EXHIBITS

Exhibit 1 - Regional Map.....	3
Table 1- Existing General Plan Categories.....	4
Table 2 - Building Valuation.....	5
Table 3 - Residential Development.....	6
Exhibit 2 - Downtown Business District.....	11
Exhibit 3 - Growth Areas.....	16

INTRODUCTION

The Land Use Element has the broadest scope of all the elements of the General Plan. The purpose of the Land Use Element is to guide future development and to set clear standards for the density of population and the intensity of development for each of the proposed land use categories. Through the text, diagrams and land use map, the element provides a composite discussion of issues addressed in the other elements. It serves as a framework for growth and establishes a direction for corrective actions in renewal areas. As a guide to action, the Land Use Element is a dynamic planning tool capable of modifications to keep pace with changing trends, attitudes and technology.

Government Code Section 65302(a) requires that the General Plan include:

"A land use element which designates the proposed general distribution and general location and extent of the uses of the land for housing, business, industry, open space (including agricultural, natural resources, recreation and enjoyment of scenic beauty), education, public buildings and grounds, solid and liquid waste disposal facilities, and other categories of public and private uses of land. The Land Use Element shall include a statement of the standards of population density and building density recommended for the various districts and other territory covered by the plan. The Land Use Element shall also identify areas covered by the plan which are subject to flooding and shall be renewed annually with respect to such areas."

The adoption of a General Plan by cities and counties became a legal requirement, in 1955. At that time, a General Plan consisted only of a Land Use Element and a Circulation Element. In 1971, the Legislature created one of the most important features of State planning law by requiring that zoning and subdivision approvals be consistent with the General Plan.

The purpose of the Land Use Element is to establish a pattern for compatible land uses to reflect existing conditions, approved land use, open space areas, and to guide future development. By law, the element must set clear standards for the "density of population" and the "intensity of development" for each proposed land use category. The Land Use Element, which has the broadest scope of the seven required elements, provides a composite discussion of the issues which are addressed in the other elements through text, diagrams and a land use map.

General Plan Guidelines prepared by the State Office of Planning and Research recommend that the element should:

- promote a balanced and functional mix of land uses consistent with community values;
- guide public and private investments;
- reflect the opportunities and constraints affecting land use identified in the other elements of the General Plan; and
- reduce loss of life, injuries, damage to property and economic and social dislocation resulting from flooding.

LAND USE ELEMENT UPDATE

The City of La Puente has determined that a revision of the Land Use Element is appropriate at this time for the following reasons:

- Data contained in the 1972 Land Use element are no longer relevant to current social and economic conditions.
- Additional information is needed to comply with State law requirements such as the clear definition of land uses and parameters of land use intensity.
- The Master EIR completed in 1987 for the 1972 Land Use Element identified projected levels of growth that would exceed infrastructure capacity and could create land use conflicts. The Master Environmental Impact Report for the Land Use Element is available for public review at the City of La Puente Planning Department, 15900 East Main Street, La Puente.

The Land Use Element is being revised to provide a guide for future development in a manner that conforms to all legal requirements while reflecting the long-term goals of the community.

BACKGROUND

The City of La Puente is located in the eastern portion of the San Gabriel Valley, approximately 22 miles east of downtown Los Angeles and approximately 30 miles west of San Bernardino. La Puente is bounded to the north by the City of West Covina, to the west and south by the City of Industry and to the east by unincorporated territory. Exhibit 1 -- Regional Location Map -- shows the city boundaries in relationship to other neighboring cities and communities.

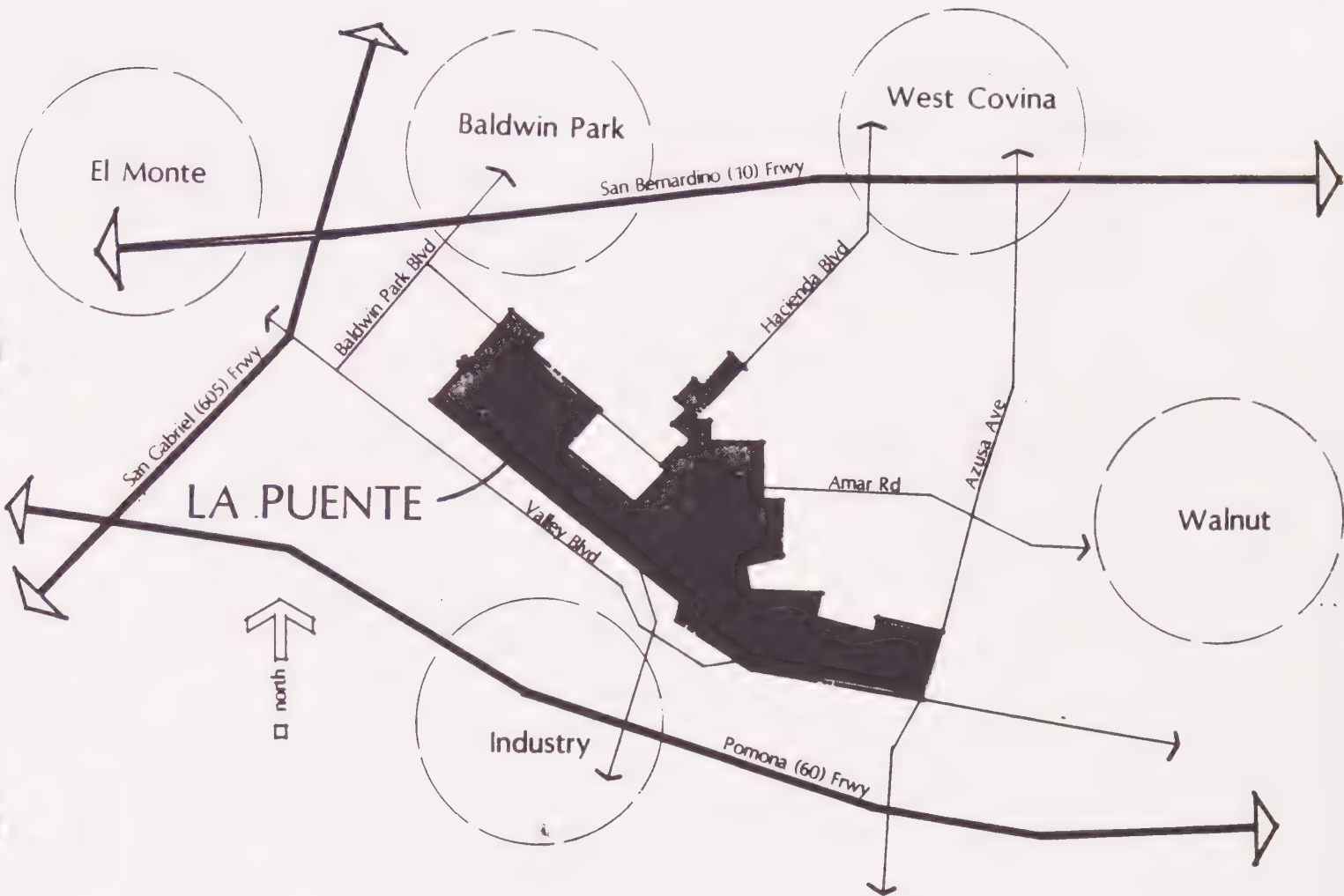


EXHIBIT 1
REGIONAL LOCATION MAP

The history of La Puente can be traced back to the founding of the missions in California by early Spanish expeditions. Manuscripts of Portola, the famous Spanish explorer, describe the building of a bridge (puente) on July 30, 1769, to cross a deep stream. During the early years of the Mission San Gabriel, which is located approximately 15 miles from the Civic Center, the plain was known as Llano de la Puente and Rancho de la Puente. In 1842, the granting of Rancho la Puente de San Gabriel to John Rowland established the name of La Puente to this valley. The first subdivision of La Puente was recorded on March 18, 1886. The downtown area was created by this subdivision.

In the early 20th century, La Puente was an agricultural community. Walnuts were a major crop until the 1940's when a blight caused the replacement of walnut trees with citrus orchards.

At the end of World War II, many tract homes were constructed. From 1950-1964, more than 90 percent of the City's housing units were constructed to accommodate the post-war baby boom. La Puente incorporated in August, 1956. The City has not changed significantly since that time. La Puente's total planning area presently consists of 2,230 acres of 3.48 square miles.

FINDINGS AND CONCLUSIONS

The City's current Land Use Element of the General Plan was originally adopted in 1972. The 1972 Land Use Element categories and implementing zones are contained in Table 1. Minor amendments to the Element have taken place only on an individual parcel or project basis. The following is a brief summary of existing land uses that could be found in various categories of the Land Use Element of the General Plan:

**TABLE 1
EXISTING GENERAL PLAN CATEGORIES**

<u>Land Use Category</u>	<u>Implementing Zones</u>
<u>Residential</u>	
Single-Family (1-7 du/ac)	R-1, R-E, R-S
Multiple-Family Low Density (8-14 du/ac)	PUD, R-2
Multiple-Family Medium Density (15-22 du/ac)	R-3
Multiple-Family High Density (23-43 du/ac)	R-4
<u>Commercial</u>	
Administrative-Professional	C-1
Neighborhood	C-2
General	C-2
<u>Industrial</u>	
Limited	C-M
General	M-1

- **Residential Land Use**

Single family is the predominant land use classification within the City of La Puente. The existing density levels permitted are 1 to 7 dwelling units to an acres (1-7 du/ac).

The City currently has three multiple-family land use classifications: multiple-family low density (8-14 du/ac); multiple-family medium density (15-22 du/ac); and multiple-family high density (23-43 du/ac). Of the three classifications, the predominant classification would be the multiple-family medium density. It should be noted that even though the medium density land use classification is predominant, many of the parcels are developed with other density levels, both above and below the stated range.

- **Commercial Land Use**

Commercial land uses within the City of La Puente take on a variety of forms, one of which is the Administrative Professional. This classification is generally found directly adjacent to the residential neighborhoods. Businesses or land uses generally found in such a classification consist of general business offices, financial institutions, medical offices, and the like.

The City's dominant commercial land use classification is General Commercial. The classification allows for strip commercial centers along major transportation routes. Uses such as retail outlets, restaurants, automotive repair and car dealerships are typical uses associated with this classification.

The third commercial land use classification is Neighborhood Commercial. Such a land use would be associated with a neighborhood supermarket/drug store type of development, principally catering to the need of the residents of the immediate area.

- **Industrial Land Use**

The City of La Puente has very little of developed or available land area for industrial enterprises. Two classifications make up the industrial land uses: limited and general. With respect to the limited classification, the use allows for a mixture of commercial and light manufacturing businesses such as contractor's storage yards, bakeries, and cabinet shops. The general land use classification allows for less restrictive uses such as automotive body and painting, truck repair and warehouses.

- **Public Facilities Land Use**

The Public Facilities Land Use classification is comprised of all lands that are owned by a governmental agency or district. Land uses that would be included consists of schools, municipal and county government buildings, and post office. Also within this classification are City owned parks and parking lots.

Development within the various land use classifications over this past ten years has varied, given economic conditions. The following tables represent a profile of development within the past ten years by the valuation of a project, identifying the economic growth of the City, and the number of dwelling units constructed by type:

TABLE 2
BUILDING VALUATION (in thousands of dollars)

<u>ANNUAL YR.</u>	<u>OFFICES</u>	<u>HOUSING</u>	<u>RETAIL</u>	<u>OTHER</u>	<u>TOTAL</u>
1987	-0-	5,559	794	2,468	8,851
1986	98	3,491	1,882	2,687	8,158
1985	-0-	1,372	2,212	1,775	5,359
1984	-0-	3,278	680	1,934	5,892
1983	-0-	8,783	17	1,357	10,157
1982	120	2,784	565	1,439	4,908
1981	363	460	1,324	2,530	4,677
1980	-0-	1,055	359	936	2,350
1979	807	3,988	360	1,413	6,568
1978	225	6,029	925	1,784	8,963

**TABLE 3
RESIDENTIAL DEVELOPMENT**

<u>ANNUAL YR.</u>	<u>APARTMENTS</u>	<u>CONDOS</u>	<u>SINGLE-FAMILY</u>	<u>DUPLEX</u>	<u>TOTAL</u>
1987	57	22	9	4	92
1986	50	-0-	2	12	64
1985	14	-0-	4	6	24
1984	14	46	2	-0-	62
1983	-0-	126	7	-0-	133
1982	-0-	40	5	-0-	45
1981	1	6	-0-	4	11
1980	3	15	4	-0-	22
1979	57	-0-	59	2	118
1978	177	-0-	61	-0-	238

Given the previous description of the various land uses and development within the classifications, the following conclusions can be made:

Residential

1. The City has not changed significantly since it was incorporated in August 1956.
2. La Puente is primarily a residential community.
3. Ninety-two percent of all housing units were constructed after 1950. The majority of the housing stock is in sound condition.
4. The average density of residential land is approximately six (6) dwelling units per acre.
5. The household size in La Puente is higher than the average for the entire Los Angeles County area. La Puente has an average household size of 3.8 persons compared to 2.62 for Los Angeles County.
6. La Puente is a stable, residential community with the majority of housing being owner-occupied.
7. There is a lack of vacant, developable land in La Puente.
8. The City has not actively pursued annexing unincorporated areas adjacent to the City limits as there would be no fiscal benefit to the City.

Commercial

1. Commercial land uses consist of the downtown business district, neighborhood shopping centers and strip commercial development.
2. Commercial areas make up approximately ten percent of the City's land use and there is little room for new commercial expansion.
3. Declining sales tax revenues are occurring due to rising vacancy rates in older commercial areas.

4. Commercial rents are considerably lower in La Puente than in surrounding communities.
5. There is little participation from merchant organizations within the Downtown regarding future planning and business opportunities for this area.

Industrial

1. Approximately four (4) percent of the City's urbanized land is dedicated to industry or manufacture related land uses.
2. Due to the substantial amount of industrial land in the adjacent City of Industry, the level of industrial development in La Puente is not expected to increase.
3. The City's industrial districts are developed with many uses that are not industrial in nature.

Public

1. Except for City Hall and the Community Center, all services are provided by the County of Los Angeles.
2. Public open space within the City of La Puente is comprised of parks and school playgrounds. The City operates one public park, containing approximately 22 acres.
3. There are no identified flood hazard areas within La Puente.

ISSUES AND OPPORTUNITIES

Given the relatively good condition of the City's housing and commercial building stock, it is important to keep in mind the need to maintain this positive condition. Opportunities must be emphasized and negative issues mitigated. On such basis the following opportunities should be strived for:

1. The Downtown area is not realizing its economic potential. Deteriorated buildings, inefficient circulation and lack of visual amenities detract from the commercial appeal of this area.

The Downtown area is part of the original Town of Puente subdivision recorded in 1886. This area could be visually unified with an architectural design theme that reflects the early California and Spanish heritage of the City's oldest commercial center. A Downtown Business District land use category would provide guidelines for future revitalization of this area.

2. Land use categories indicated on the General Plan map are not identified in the text of the Land Use Element (which is required by California planning law).

Direction for future development can be clarified by the definition of the land use categories in the text of the Land Use Element. The definitions would spell out the types of uses permitted in each category and the allowed intensity of development.

3. Projected major residential growth has not occurred, creating inconsistency between the City's zoning and long-range planning goals.

Most likely such growth will not occur and the existing neighborhoods should be preserved through an active code enforcement and/or property maintenance programs.

4. Higher density infill development could undermine the integrity of established single-family neighborhoods and could result in the loss of structurally sound housing. Design problems also arise when attempting to construct medium density or high density development on an infill basis. Alleviation through consolidation of lots is seldom possible due to individual ownership of most parcels.

A wider range of housing opportunities could be provided through the creation of additional residential categories that encourage multiple-family development of less intensity. Older single-family homes that are structurally sound can be preserved and improved through neighborhood rehabilitation programs.

LAND USE PLAN DEVELOPMENT POLICIES

The Land Use Plan of the City should contain general development policies that set forth criteria guiding the development of the City. Such policies, however, should have enough depth to provide guidance to the City Council and Staff, and to those who are proposing development projects. Most importantly, the plan and policies will establish guidance to all property owners within the City of La Puente.

Development Policies Program

1. Goal: To retain the low-density residential character and strive to maintain quality residential neighborhoods.

Objectives;

- A. Protect existing neighborhoods from adverse land uses.
- B. Retain the stability of established single-family neighborhoods through standards that regulate higher density infill development.
- C. Conserve structurally sound single-family housing to accommodate the needs of larger families.
- D. Permit only residential densities that would not generate traffic volumes beyond the desirable carrying capacity of local streets.

Policies;

- A. Zoning standards modifications shall be considered where it would help maintain sound residential neighborhoods.
- B. Maintenance of residential neighborhoods shall be encouraged.
- C. Promote rehabilitation programs oriented toward the preservation and improvement of older single-family dwellings.

Action Programs;

- A. Adopt the land use categories as identified in the Land Use Plan and Land Use Description section of this Element.
- B. Amend the City's zoning ordinances to implement adopted land use categories.
- C. Amend the City's code enforcement program to be more efficient and productive.
- D. Continue to utilize Community Development Block Grant (CDBG) funds to provide housing rehabilitation grants for low and moderate income residents.
- E. Continue to seek grant funding to aid the development of affordable housing units.
- F. Review and amend the subdivision ordinance of the City to encourage better utilization of the land.

2. Goal: To guide the revitalization of residential and commercial areas in a manner that is aesthetically sensitive to the natural environment and compatible with existing development.

Objectives;

- A. Make commercial developments attractive to the consumer.
- B. Historic preservation should be encouraged in the downtown and in the older residential neighborhoods.
- C. Provide for commercial environments which will contribute positively to the City's appearance.

Policies;

- A. All commercial and residential developments shall be subject to a plan review that will ensure harmonious design.
- B. The City's existing Design Element of the General Plan shall be expanded to include any or all development.

Action Programs;

- A. Establish architectural design standards as part of the City's Zoning ordinance.
- B. Amend the City's Development Review Board authority to provide better guidance to the Board.

3. Goal: To enhance the visual and economic image of the Downtown area.

Objectives;

- A. Enhance the commercial appeal of the historic Downtown shopping area.
- B. Ensure that commercial areas within the Downtown are pleasant in atmosphere, efficient in operation and safe for the pedestrian and motorist.
- C. Promote a balanced and functional mix of land uses consistent with community values.

Policies;

- A. To continue revitalization efforts in the Downtown area.
- B. Encourage greater merchant participation in Downtown planning programs.
- C. Improve vehicular movement in the Downtown.

Action Programs;

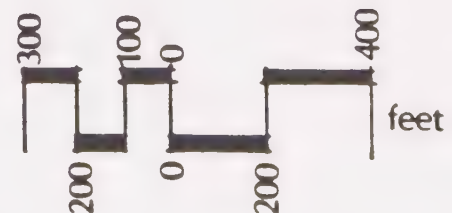
- A. To pursue thorough discussions with the City of Industry the reopening of Stimson Avenue for improved circulation in the Downtown.
- B. The Land Use Plan Map shall identify the Downtown Business District as shown on Exhibit 2.
- C. Create a Downtown Business District land use category and implementing zone.
- D. Encourage the private development of a small, full-service neighborhood market within the Downtown Business District.
- E. Consider a grant application for the federal Main Street program which provides funds to refurbish buildings in older commercial areas.
- F. Mixed uses such as "cottage industry" shall be encouraged (cottage "industry" is a commercial use where the owner or renter lives in a dwelling above a commercial use).

4. Goal: To maintain adequate infrastructure to support La Puente's various land use categories.

EXHIBIT 2

CITY OF LA PUENTE

Downtown Business District



Objective;

- A. To ensure that there is adequate infrastructure capacity through continued upgrading and replacement of facilities.
- B. Maintain adequate open space.

Policies;

- A. Continue to improve infrastructure through the use of CDBG and general fund revenues.
- B. Maintain the recently completed infrastructure projects within the Downtown.

Action Programs;

- A. Develop a capital-improvement program.
- B. Continue monitoring of existing infrastructure.
- C. Amend the City Municipal Code to provide for open park space in the event of a school closure.

5. Goal: Encourage commercial growth to meet existing and future needs.

Objectives;

- A. Identify and designate commercial land in convenient locations to meet the existing and future needs of the community.
- B. Identify new residential development in the downtown area that will have a positive impact on stimulating the expansion of commercial growth within this area.

Policies;

- A. Rezoning shall be considered where it would encourage commercial growth.
- B. Promote reinvestment of commercial property.

Action Programs;

- A. Continue to implement the Economic Development Fund Gap Program which facilitates revitalization and new construction in declining commercial areas. The program, funded through CDBG, is administered city-wide on a competitive basis.
- B. Continue counseling to improve business management and opportunities within the Downtown Business District and other commercial areas, and other programs funded by the City's Economic Development Program.
- C. Amend the City's zoning ordinance to reflect the Land Use Categories of the Land Use Plan.

- D. Continue code enforcement activities to maintain commercial areas in an acceptable condition.
- E. Continue economic and redevelopment incentive programs through various state and federal grant assistance programs.

LAND USE PLAN MAP

The proposed land use and circulation for the most part echo existing development of the City of La Puente. This is a result of the fully developed nature of the City and that many of the proposed programs within this text do not require spatial requirements. Thus, the premise of the Land Use Element with respect to La Puente will establish long term guidance within the existing corporate boundaries. In general, the Land Use Plan expands the range of multiple-family housing alternatives at lower densities; provides for a Downtown business identity; and encourages open space to be maintained. The attached Land Use Map identifies the various categories described in the following section.

LAND USE DESCRIPTIONS

The land use categories found on the Land Use Plan Map are discussed within this section. The listing of all possible types of land uses that would be permitted under a particular land use category is not attempted. It is the intent to describe the general nature and characteristics that would be applicable to the land use categories. The land use categories have been established to reflect State laws and ensure consistency with the City's zoning laws. Where a conflict arises between the Land Use Plan descriptions and zoning, the City will ensure consistency through an implementation program and an accelerated time schedule.

Residential

Single-Family (7 du/ac maximum)	Low density suburban environment permitting detached single-family dwellings on individual lots.
Multiple-Family Very Low Density (11 du/ac maximum)	A Category intended to revitalize older neighborhoods in a manner that encourages owner-occupied housing alternatives permitting single-family homes, duplexes and triplexes.
Multiple-Family Low Density (14 du/ac maximum)	Encourages the use of innovative land planning techniques. Permitted uses include garden apartments, patio homes, planned unit developments, condominiums and townhouses.
Multiple-Family Medium Density (18 du/ac maximum)	Moderate density multiple dwelling suitable for location abutting commercial centers and/or arterial highways.
Multiple-Family High Density (26 du/ac maximum)	Provides for higher intensity multiple dwellings in areas where there is adequate supporting infrastructure.

RESOLUTION NO. 3116

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
LA PUENTE SETTING FORTH FINDINGS OF FACT AND DECISION
RELATIVE TO GENERAL PLAN AMENDMENT NO. 15-88

WHEREAS, the Planning Commission after careful study, review, and examination, and after holding the the required public hearings, has recommended that the City Council adopt an amendment to the General Plan Land Use to permit senior citizen housing complexes in the Neighborhood Commercial and General Commercial land use classifications, in accordance with Government Code Section No. 65358 (a); and

WHEREAS, the Planning Commission and the City Council has caused notice of the matter to be published, circulated and posted in the manner prescribed by law; and

WHEREAS, the City Council has considered the environmental impact information relative to this project; and

WHEREAS, the City Council is required to review and make decisions on matters relating to the General Plan.

NOW, THEREFORE, THE CITY COUNCIL DOES HEREBY RESOLVE, DETERMINE, AND ADJUDGE AS FOLLOWS:

SECTION 1. The City Council hereby determines that the amendment, as proposed, would permit senior citizen housing complexes in the Neighborhood Commercial and General Commercial Land Use Classifications and finds that such a use would not have a significant effect on the environment.

SECTION 2. The City Council further determines that certain existing land use designations may be expanded to include other uses that would be realistic and attainable given proper implementation.

SECTION 3. The City Council also determines that the proposed amendment to the Land Use Element has been prepared in accordance with State Guidelines and that it will promote the health, safety and general welfare of the public in the best interests of the City.

SECTION 4. The City Council hereby amends the City's General Plan Land Use Element to include senior citizen housing complexes in the Neighborhood Commercial and General Commercial Land Use Classifications as follows:

Neighborhood Commercial Convenience commercial clusters oriented toward the provision of essential goods and services to a population within a one mile radius. Corner locations are preferable for this category to minimize disruption in residential neighborhoods. Thirty-five percent lot coverage is permitted with a floor area ratio of 2:1.

Senior citizen housing complexes, when determined that the use of the property is suitable for such a use and the area can support such a use.

General Commercial This designation is intended to accommodate a wide range of retail, wholesale and service uses as well as shopping/office professional complexes. General commercial uses tend to be larger scale and highway oriented. This category is appropriate for areas adjacent to major thoroughfares. Forty percent lot coverage is permitted with a floor area ratio of 3:1.

Senior citizen housing complexes, when determined that the use of the property is suitable for such a use and the area can support such a use.

ADOPTED AND APPROVED this 23rd day of August, 1988

AYES:	COUNCILMEN:	Alderete, Ragland, Guzman, Palacio, Storing
NOES:	COUNCILMEN:	None
ABSENT:	COUNCILMEN:	None


Mayor

ATTEST:


Deputy City Clerk

Commercial

Downtown Business District

The Downtown Business District land use designation is intended to preserve and enhance the historic "Downtown," which was part of the original subdivision of La Puente.

Uses encouraged within the district include specialty retail, administrative and professional offices, cultural facilities, service organizations and mixed use residential/commercial uses such as cottage industries. Total lot coverage is permitted with a floor area ratio of 2:1.

Neighborhood Commercial

Convenience commercial clusters oriented toward the provision of essential goods and services to a population within a one mile radius. Corner locations are preferable for this category to minimize disruption in residential neighborhoods.

Thirty-five percent lot coverage is permitted with a floor area ratio of 2:1.

General Commercial

This designation is intended to accommodate a wide range of retail, wholesale and service uses as well as shopping/office professional complexes. General commercial uses tend to be larger scale and highway oriented. This category is appropriate for areas adjacent to major thoroughfares. Forty percent lot coverage is permitted with a floor area ratio of 3:1.

Industrial

Limited

Industrial uses that are not noxious in nature with related commercial uses. Limited industrial areas should be visually attractive, reflecting high quality development standards and providing adequate buffering from less intensive land uses. Fifty percent lot coverage is permitted with a floor area ratio of 2:1.

General

This category is intended to accommodate a variety of manufacturing uses. General industrial areas should be located adjacent to railroad and major transportation corridors. Fifty-five percent lot coverage is permitted with a floor area ratio of 3:1.

Open Space

Publicly owned parks

This designation of land is to accommodate a variety of diversified recreational interests. Such interests include a golf course, baseball/soccer fields, and picnicking areas. In addition the City's central park of 22 acres is improved with a community center which provides for a number of youth activities and programs operated by City Staff. Up to 5 percent lot coverage is permitted and any building shall not exceed 30 feet in height.

Publicly owned schools

Twelve school sites currently exist within the City of La Puente. The sites provide a variety of recreational uses associated with the educational institution. The classification ensures that adequate open space is maintained. Up to 15 percent lot coverage is permitted and any building shall not exceed 25 feet in height.

BUILDING INTENSITY/POPULATION DENSITY

Pursuant to State General Plan Law, the City's General Plan must contain quantifiable standards of building intensity for each land use category. Such intensity standards have been established as part of the Land Use Description. Through the implementation of the land use categories, the City's developable potential will be achieved. Maximum dwelling units per acre for residential and floor area ratio (FAR - the ratio of building floor area to the total lot area) for commercial and industrial plus maximum lot coverage provides acceptable standards to comply with State law.

State law also requires a general plan to quantify standards of population density. Population density can be best expressed as the relationship between the number of dwelling units and the estimated number of persons-per-dwelling. The most current figure that the City has available to estimate persons-per-dwelling is from the Census Data Center of the State Department of Finance. The Center has estimated that in January of 1987, the average persons-per-dwelling was 3.71. Based on such an estimate, the following table identified the potential growth build-out capacity at year 2010:




<u>Dwelling Type</u>	<u># of Dwellings</u>	<u>Estimated Population</u>
Single-Family	5,816	21,577
Multiple-Family	<u>4,899</u>	<u>18,176</u>
TOTAL	10,715	39,753

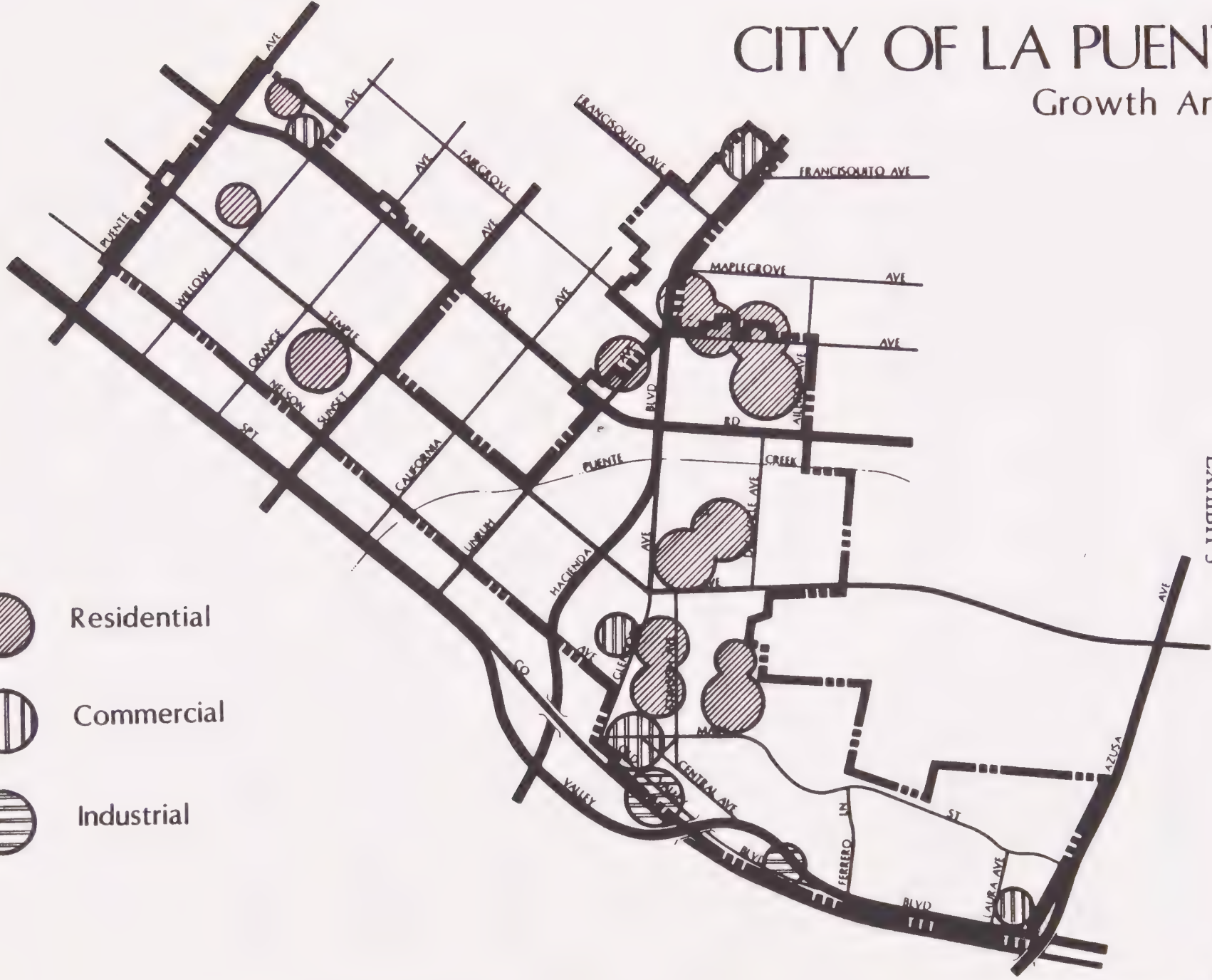
The City population as estimated by the Census Center in January of 1987, was 33,225. Therefore, the City can anticipate a growth increase of 16 percent or approximately 6,500 additional persons. Such residential growth will most likely occur in certain areas as identified on Exhibit 3. Commercial and industrial growth areas are also identified.

CITY OF LA PUENTE

Growth Areas

EXHIBIT 3

- LEGEND:**
-  Residential
 -  Commercial
 -  Industrial



Circulation Element:

The locations of various land uses reflect the highway designations of the Circulation Element. Higher intensity uses are adjacent to major arterials while lower intensity uses are designated for neighborhoods with smaller collector streets.

Community Design Element:

The design theme proposed for the Downtown area is consistent with the Early California theme described in the Community Design Element. When more specific design criteria has been developed for the Downtown Area, these guidelines should be integrated into the Community Design Element.

Housing:

The Land Use Element is consistent with policies stated in the Housing Element which consists of:

- Providing a wide range and variety of housing.
- Maximizing development alternatives and life style choices.
- Maintaining and conserving all existing sound dwelling units.

Conservation Element:

Proposed changes in the Land Use Element would not affect the conservation of any managed resource.

Open Space Element:

Recreational facilities identified in the Open Space Element will not be altered by Land Use Element revisions. The reduction of density within potential growth areas will preserve private open space within established single-family neighborhoods.

Safety Element:

The Land Use Element recognizes constraints identified in the Safety Element. Land use revisions will not expose people to natural hazards or increase the exposure of residential neighborhoods to undesirable noise levels.

Public Services and Facilities Element:

Land Use Element revisions provide for a level of development consistent with existing infrastructure capabilities.

APPENDIX

**CITY
OF
LA PUENTE
PLANNING DEPARTMENT
SUPPLEMENTAL ANALYSIS
MULTIPLE-FAMILY VERY LOW DENSITY RESIDENTIAL
LAND USE CLASSIFICATION**

The Multiple-Family Very Low Density Residential land use classification was proposed to provide a classification that would allow for the in-filling of lots in single-family neighborhoods. The density level of the classification is only slightly higher than that of the Single-Family Residential Land Use classification. The classification, in Staff's opinion, would permit a large lot property owner to develop their lot as well as preserving the single-family nature of the neighborhood.

With respect to the density level of the Multiple-Family Very Low Density Residential classification, the original proposal, as reviewed by both the Planning Commission and the City Council, was 8 to 10 dwelling units to an acre, or one dwelling for every 4,350 square feet of lot area. As observed by the City Council and verified by Staff, many of the lots that have been designated this land use classification, would not be able to develop as a multiple-family project without the consolidation of two lots into one, since many of the lots are approximately 7,000 square feet. Furthermore, even with the consolidation of two lots, a property owner would only gain the benefit of one additional dwelling unit, which for all intent and purposes is more restrictive than a single-family land use because a single-family use is entitled to have an accessory apartment where multiple-family lots are not.

Based on such an analysis, Staff is proposing the following alternatives/changes:

1. Since the Multiple-Family Very Low Density classification is only located in the six conflict areas, the focus of the changes have been limited to those areas. Staff has eliminated the Very Low Density classification from the lots that are unable to be developed with a minimum of two dwelling units (refer to study area maps attached) and has reclassified these areas as Single-Family. This classification of Single-Family is more appropriate than a higher density as well as consistent with the findings of the Master EIR.

2. To ensure that the development of larger lots in single-family neighborhoods could be accommodated, Staff has proposed to increase the density level of the Multiple-Family Very Low Density to eleven dwelling units per acre. At this density level, a lot would have to be a minimum of 7,920 square feet. Staff's review of the lots with the classification and is a realistic density and lot size to accommodate the additional development.

Given the previous changes in the Land Use Element, the following chart identifies the change in the number of dwelling units that could be constructed in each of the six study areas.

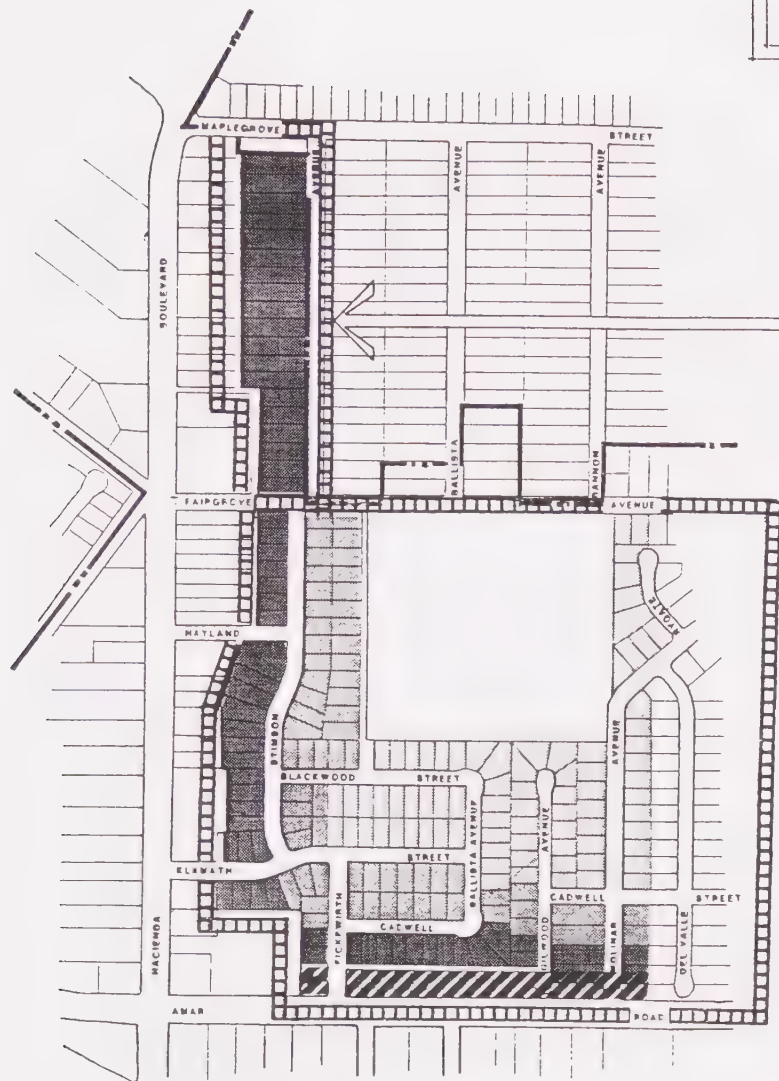
GENERAL PLAN STUDY AREAS (refer to maps)

	A	B	C	D	E	F
Current	241	396	366	405	382	635
Alternative 1	81	247	113	166	241	193
Alternative 2	81	233	89	166	153	193

By changing the land use classification of certain lots down to Single-Family, the City will have a reduction in development potential of 126 dwelling units. Staff feels that the reduction would not significantly impact the City. Furthermore, the changes also implements the findings of the Master EIR.

With the changes in the number of dwelling units, the City can anticipate a buildout of 10,715 dwelling units and a population of 39,753 by the year 2010.

La Puente General Plan Study Area



Area 'A'

Existing General Plan



Multiple Family Low Density



Multiple Family Medium Density

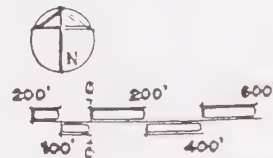


Multiple Family High Density



General Commercial

Area 'B'



La Puente General Plan Study Area



← Area 'C'

Existing General Plan



Single Family



Multiple Family Low Density



Multiple Family Medium Density



Multiple Family High Density



Neighborhood Commercial

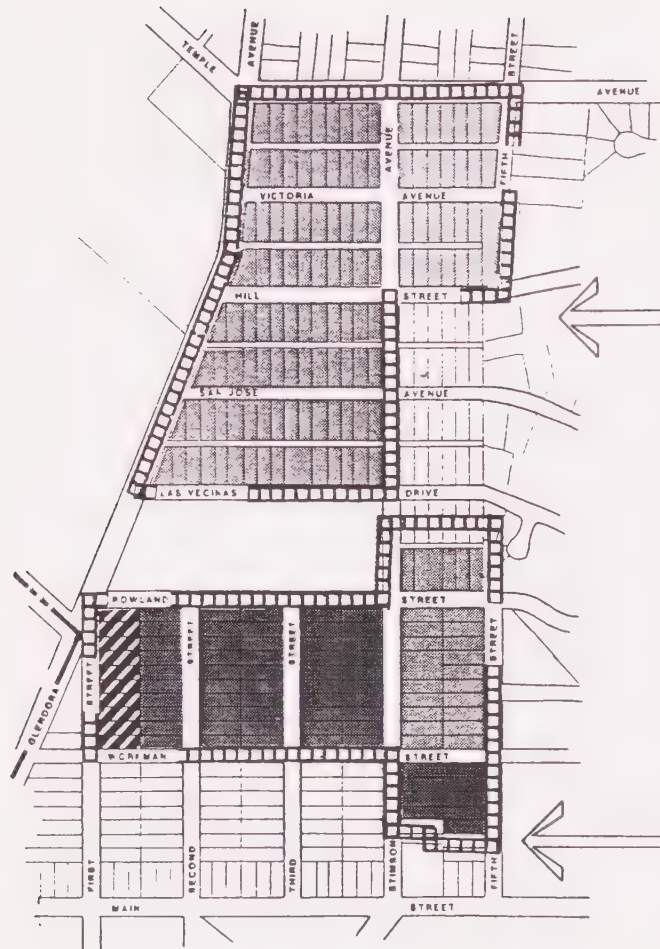


General Commercial

← Area 'D'



La Puente General Plan Study Area

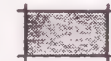


Area 'E'

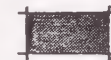
Existing General Plan



Multiple Family Low Density



Multiple Family Medium Density

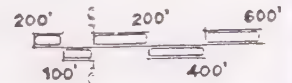


Multiple Family High Density

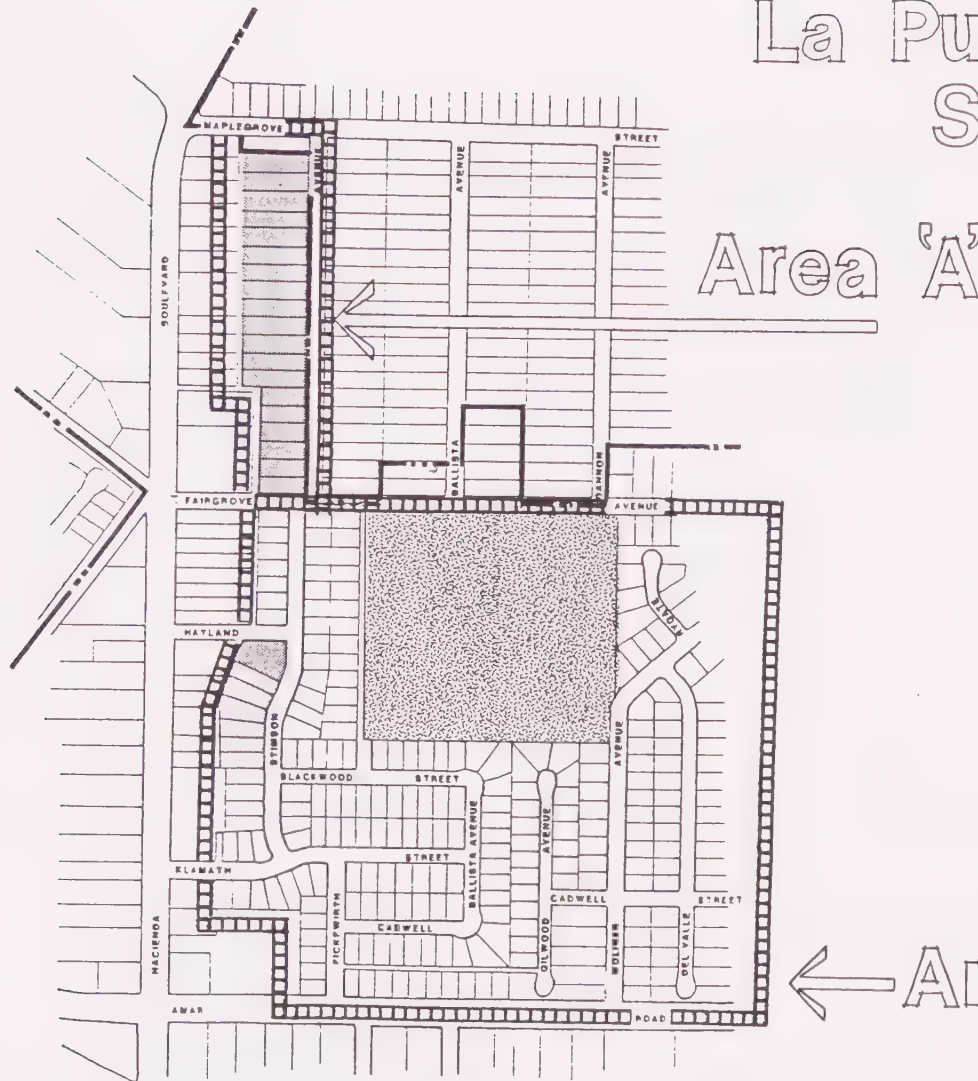


General Commercial






Area 'F'



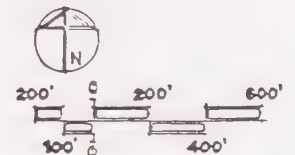
La Puente General Plan Study Area



Proposed General Plan (alternative 2)

-  Single Family
-  Multiple Family Very Low Density
-  Multiple Family Low Density
-  Multiple Family Medium Density
-  Open Space

← Area 'B'


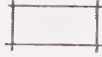
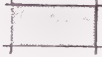



La Puente General Plan Study Area

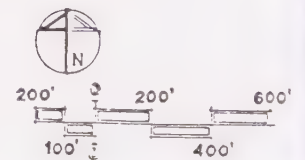


← Area 'C'

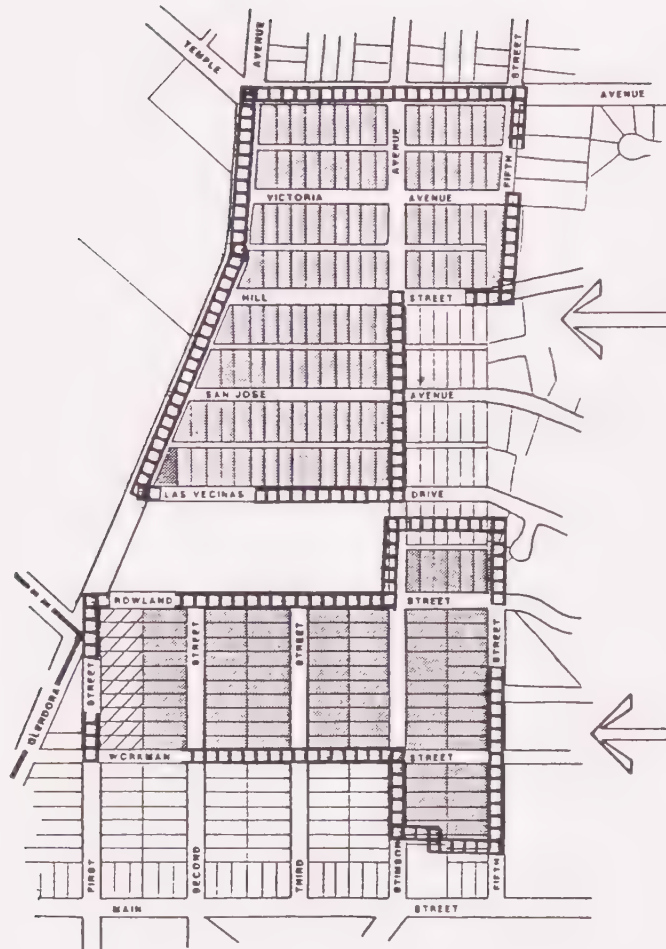
Proposed General Plan (alternative 1)

-  Single Family
-  Multiple Family Very Low Density
-  Multiple Family Low Density
-  Neighborhood Commercial

← Area 'D'







La Puente General Plan Study Area

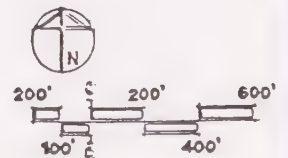


Area 'E'

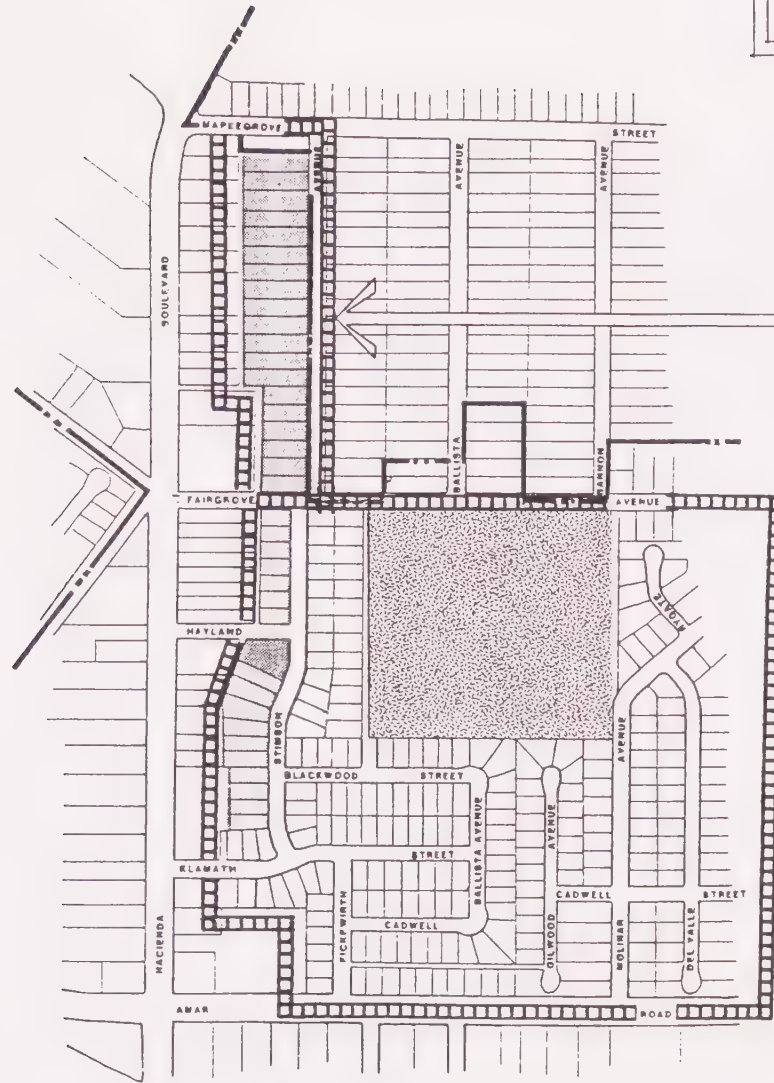
Proposed General Plan (alternative 1)

-  Multiple Family Very Low Density
-  Multiple Family Low Density
-  Multiple Family Medium Density
-  Downtown Business District

Area 'F'

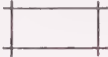

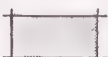
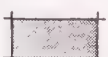



La Puente General Plan Study Area

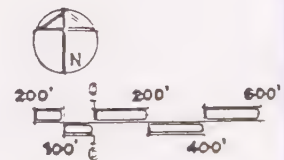


Area 'A'

Proposed General Plan (alternative 1)

-  Single Family
-  Multiple Family Very Low Density
-  Multiple Family Low Density
-  Multiple Family Medium Density
-  Open Space

Area 'B'







La Puente General Plan Study Area

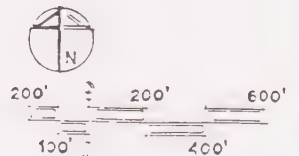


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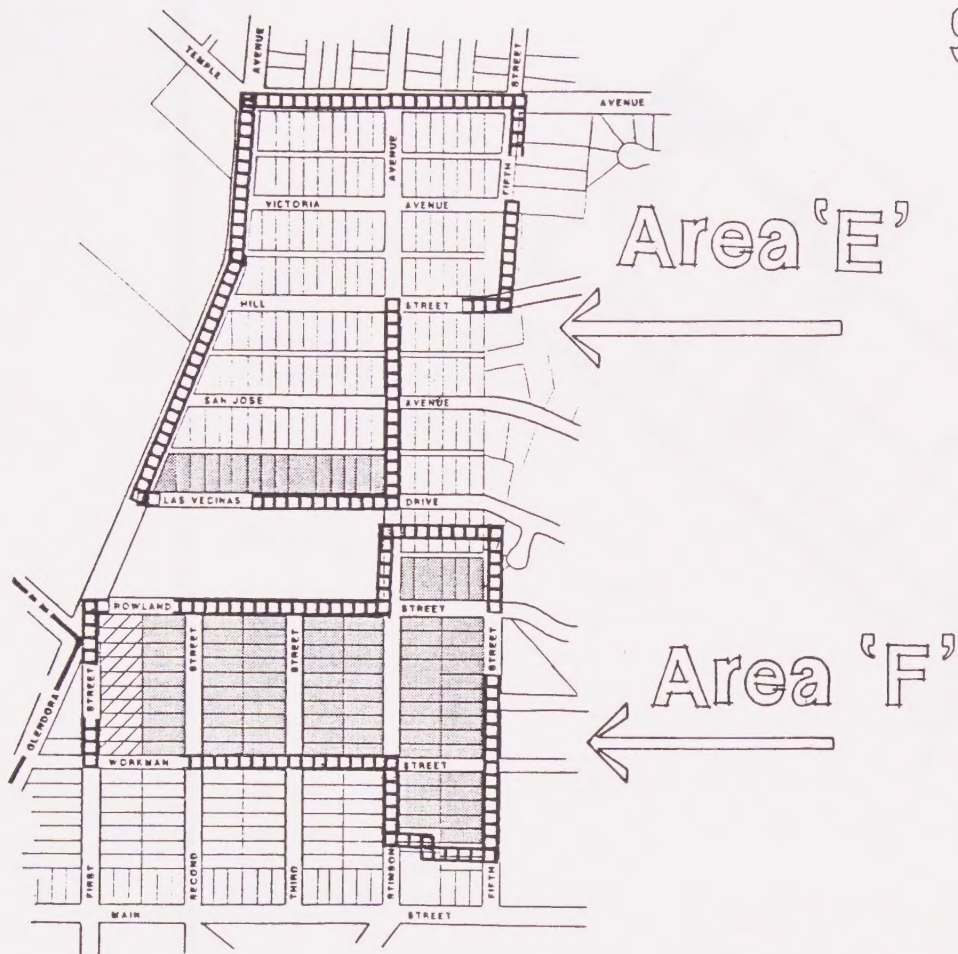
Proposed General Plan (alternative 2)

-  Single Family
-  Multiple Family Very Low Density
-  Multiple Family Low Density
-  Neighborhood Commercial

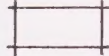
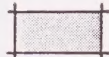


← Area 'D'

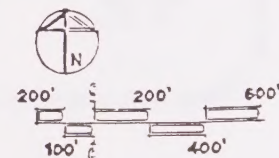


La Puente General Plan Study Area



Proposed General Plan (alternative 2)

-  Single Family
-  Multiple Family Low Density
-  Multiple Family Medium Density
-  Downtown Business District



CITY OF LA PUENTE

GENERAL PLAN

LAND USE ELEMENT

LEGEND

RESIDENTIAL

(maximum dwelling unit/acre)	
7	SINGLE FAMILY
11	MULTIPLE FAMILY VERY LOW DENSITY
14	MULTIPLE FAMILY LOW DENSITY
18	MULTIPLE FAMILY MEDIUM DENSITY
26	MULTIPLE FAMILY HIGH DENSITY

COMMERCIAL

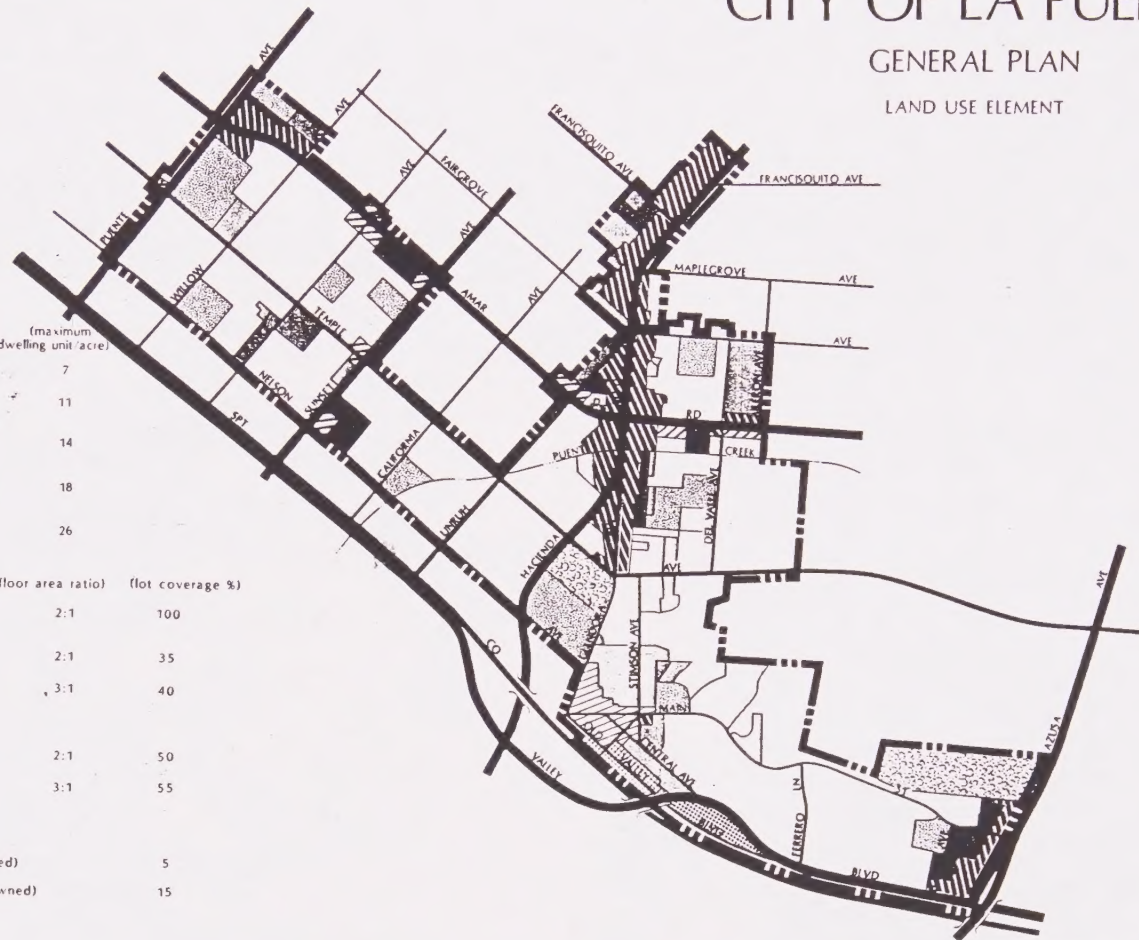
(floor area ratio)	(lot coverage %)	
2:1	100	DOWNTOWN BUSINESS DISTRICT
2:1	35	NEIGHBORHOOD
3:1	40	GENERAL

INDUSTRIAL

2:1	50	LIMITED
3:1	55	GENERAL

OPEN SPACE

5	PARKS (publicly owned)
15	SCHOOLS (publicly owned)



MARCH 1968

